

**Minutes of the Special Meeting of the Milford City Council held on Thursday, November 13, 2014, at 8:30 a.m., in the City Building located at 26 South 100 West, Milford, Utah**

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The Milford City Council held a special meeting Thursday, November 13, 2014 at the Milford City Municipal Offices. Special meeting was called to order at 8:30 a.m.

**Present:** Mayor Nolan Davis, Council Members Aaron Cox, Wayne Hardy, Karrie Davis, Troy Netto and Russell Smith, and Recorder Monica Seifers.

**Visitors:** Jesse Ralphs - Sunrise Engineering, and Bill Western - Western Design Group

**CIB Funding/Building Review**

Jesse Ralphs introduced Bill Western with Western Design Group and presented the preliminary floor plan for the new city and county administration building. They went through the spaces again to see what could be minimized. It is conceptual; they were primarily trying to catch the space requirements. Cost estimate is high level, not detailed. They overshot the cost estimate rather than run risk of undershooting costs. The Opinion of Probable Costs includes property, building, furnishings, etc. It is just an estimate but the land purchase would be included in the terms.

Mayor Davis met with the CIB and Five County Association of Governments. He also did a walkthrough of the old elementary school and it would require approximately \$150,000 in improvements just to be occupied by the city and county. He added that with an older building, the city may only be able to utilize it for 10 - 15 years. The old elementary has a lot of unusable space and then again we would be dealing with asbestos. Nate Robinson of Tushar Contracting stated that we would be going from one old building into another old building. Also discussed the seismic regulations, which is why the elementary school is no longer utilizing it.

Commissioners have not seen the conceptual plan and estimate yet. Mr. Ralphs met with the county to get the space requirements. Mayor Davis would like to have the Council and Commissioners review it and decide if they want to move forward then we can finalize the plans. If the county does not want to commit, then the layout will be reduced just to city use. Mayor Davis does not want to see the Court/DMV Office closed, it has been an asset to the community and he wants to do what can be done to secure that office.

CDBG Funding would take some time and there are a few added processes for obtaining the funding. Mayor Davis feels CIB funding is the way to go.

Discussed utility options. Bill has a mechanical engineer that could give some utility estimates. Council discussed pricing a ground source heat pump. Office staff to obtain estimates of actual power and natural gas costs.

Discussed recreation storage and flooring options for the multipurpose room. Mr. Ralphs stated that if you try to design the MPR to meet a specific need it will end up not being good for anything. Suggestion was to design for use as an overflow for meetings that could be used for weddings, showers, and small parties rather than try to design for basketball court. Wood flooring can be costly, as can tile. A lot of MPR are designed with the carpeting tiles for ease of replacement of areas that are worn or damaged. Carpeting would be ideal for the primary use of court and meetings, chairs on hard surfaces create noise issues.

#### **SHERIFFS DEPARTMENT CONTRACT DISCUSSION**

Mayor Davis called Sheriff Noel but he has not heard back from him. Have not received a strong commitment from the commission, need to go to the commission with a Memorandum of Understanding. Council Member Netto has felt some frustration with trying to find resolution to the contract negotiation between the cities and the county for the sheriff's department contract and the lack of information and answers. He suggested scheduling a monthly meeting, his intention is not to change how the department is run, just wants more clarity on how it is funded. Council agreed. Mayor Davis will follow up.

#### **WATER RATE REVIEW/DISCUSSION**

Council Member Hardy has talked to Ben and Derek and the current irrigation system will not suffice. Potable water system is okay, but the irrigation will not handle any additional. Discussed the backup system. Mayor Davis stated that putting it into operation would require heavy chlorination of the system. City does not have out of town rates for irrigation, and the only out of town rate is set for residential culinary. Council needs to determine rates and set them for the out of town. City Recorder Seifers recommended talking to the developers to see if the land owners would consider annexing the property. Council Member Netto stated that the city is not obligated to provide water outside of the city limits. If the property is annexed, the rates would not need to be changed, but Council will need to determine if they want to set a fee schedule for out of town rates. 05

#### **DISCUSSION OF THE PURCHASE, EXCHANGE, OR LEASE OF REAL PROPERTY**

#### **DISCUSSION OF THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL**

*MOTION: Council Member Wayne Hardy moved to take the Council into Executive Session at 10:07 AM. Motion was seconded by Aaron Cox. Motion passed, all were in favor.*

*MOTION: Council Member Aaron Cox moved to take the Council out of Executive Session and resume Special Meeting at 10:52 AM. Motion was seconded by Council Member Wayne Hardy. Motion passed, all were in favor.*

**\*\* Council Member Russell Smith was excused from the meeting at 10:41 AM and Council Member Karrie Davis was excused at 10:51 AM.**

Council Member Netto cited that the city needs to understand that regardless of whether we rent or purchase or build, there are going to be added costs for next year. City Recorder Seifers added that the bond payments would be paid off within two years.

#### **ADJOURNMENT**

***As there was no further business the work session adjourned at 10:55 a.m.***

**APPROVED by the City Council this 16<sup>th</sup> day of December, 2014.**

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**MONICA D. SEIFERS, City Recorder**